

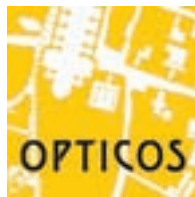
# LAND DEVELOPMENT CODE REWRITE

Flagstaff, Arizona



**City of Flagstaff, Arizona**

• **Micro Scale Documentation Summary** •  
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# Micro Scale Documentation Map



## Introduction



*The group prepares to document the T3-B block.*



*Participants walked all around the lots to document features.*



*Participants measured important features such as setbacks, sizes of porches and widths of buildings.*

On July 9th, 2009, approximately 24 city staff members, local professionals and residents documented five city blocks within the Old Townsite and Downtown neighborhoods. The morning began with an introductory presentation on what we would be documenting during the course of the day. The presentation described how to fill out the forms, what to photograph, and how to document notes on the provided maps.

For the morning documentation session, the team broke up into two groups to document West Birch Avenue, blocks T3-A and T3-B. These two blocks presented two different sets of issues that the neighborhood is facing.

The T3-A block is made up of single-family houses with a number of one- and two-story ancillary structures that take inconsistent advantage of alleyways as a means to access parking. The group noted that on three lots ancillary structures are taller than the main structure.

The T3-B block provided good and bad examples of mixing both density and uses along a block. The documented lots have a variety of building types, including single-family houses (residential and commercial uses), a duplex, a small four-unit building and a commercial block building. The buildings vary from one to two stories tall and, like those on the T3-A block, take inconsistent advantage of alleyways as a means to access parking. The majority of buildings have porch or stoop frontages, although in at least one case a porch has been enclosed to form an entry vestibule. Of the lots with frontage on North Birch Avenue, only the commercial block building on lot 1 does not have its primary entrance along Birch. Instead, the parking lot fronts on to North Birch Avenue and the building fronts on to Park St.

After these blocks were documented, the two groups came together to eat lunch and discuss the afternoon schedule. During the afternoon session the team broke up into three groups to document two sections of North Leroux Street and the Downtown commercial block defined by North Leroux Street, Route 66, North San Francisco Street and East Aspen Avenue.

The Downtown commercial block that was documented represents the established commercial retail fabric of the Downtown. While the block does not have any buildings taller than 3 stories, it does represent a complete block with the majority of the lots having 100% building frontage. The exceptions are two buildings that are set back from an alley to form a pedestrian muse, a pedestrian-only street, and another lot that provides surface parking. The information gathered from the Downtown block will help to inform the minimum standards for new development in Downtown as well as any new T5 neighborhood-serving commercial centers.

The T3-C and T3-D blocks both represent single-family residential blocks that are next to the professional office corridor of North Beaver Street. These two blocks contain mainly smaller single-family houses with an alleyway buffering the west side of the street from the professional office uses that front on to North Beaver Street.





*An example of a duplex building type found in the Old Townsite neighborhood. This building type is found in several architectural styles in the neighborhood.*



*An example of a small apartment building type found in the Southside neighborhood.*



*A series of townhouse units found in the Southside neighborhood.*

The Old Townsite, Southside and Downtown neighborhoods all presented many interesting building types to document, though the buildings do not always occur on a block with strong character or pedestrian friendliness. These instances will help inform the range of potential building types allowed in the transect-based zones of the code rewrite. A wide range of building types were found in Flagstaff ranging from single-family houses, duplexes, small apartment buildings and a variety of commercial block examples. The building types found in Flagstaff are summarized in a separate set of presentation boards.

While documenting the case study sites, the team took down detailed measurements in order to gain an understanding of the typical measurements of these neighborhoods. The following pages represent the specific numerical characteristics of the neighborhoods being studied, as well as a summary matrix for each block and the T3-Neighborhoods as a whole.

# T3 Summary

T3	Format															Block D	
		Lot 1	Bldg 13	Lot 2	Lot 3	Lot 4	Lot 5	Lot 6	Lot 7	Bldg 12	Lot 8	Lot 9	Lot 10	Lot 11	Typical Mid-block	Typical Corner	
Building Placement																	
Lot Size																	
Width	x'	50	50	50	50	50	50	50	75	75	50	50	50	50	50	50	
Depth	x'	138	138	138	138	138	138	138	138	138	138	138	138	138	138	138	
Square Footage	x sf	6900	6900	6900	6900	6900	6900	6900	10350	10350	6900	6900	6900	6900	6900	6900	
Distance From	ROW (R); Property Line (P); Sidewalk Edge (S); Curb (C)	R	R	S	S	S	S	E-side =S S-side =C	S	S	S	S	S	S	S	S	
If it is a corner lot, where does the building face?		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Front (Main Body of Building)	x'	20	17	15	10	90	20	20	22	29	22	22	19	19	20	20	
Side Street (Main Body of Building)	x'	22	19					20	20	20				21	20	20	
Left Side, Main Building	x'	8	9	10	10	10	10	20	20	1	18	2	7	2	10	20	
Right Side, Main Building	x'	10	3	5	8	5	5	5	11	6	20	12	18	2	8	5	
Left Side, Ancillary Building	x'	8		5	2						0/4		7		–	–	
Right Side, Ancillary Building	x'													21	–	–	
Rear, Main Building	x'	17			15	30	30	20	19	5	55	55	57	57	–	–	
Adjacent Use/Transect Level	(fill in Use or T-level)	T3	T3	T3	T3	T3	T3	T3	T3	T3	T3	T3	T3	T3	T3	T3	
Rear, Ancillary Building	x'		10									35	20	20	–	–	
Length of Building at Façade Line (BTL)																	
Front	x'	29	30	35	40	40	35	32	40	42	36	38	26	45	36	36	
Side Street, Main Building	x'	39	28					100	25	43				67	–	–	
Side Street, Ancillary Building	x'	11	18											12		–	
Width of Building/Lot Width (%)																	
Front	x% (est.)	58		70	80	80	70	64		53		48	76	52	90	72	
Side Street	x% (est.)																
Miscellaneous																	
Number of Buildings on Lot	x	2	2	2	2	2	1	1	1	1	3	2	2	2	2	2	
Number of Main Buildings	x	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
Number of Ancillary Buildings	x	1	1	1	1	1	0	0			2	1	1	1	1	1	
Distance between Main and Ancillary Buildings	x'	9	5	30	10	35					12	4	25	25	–	–	
Treatment between Building and Sidewalk (if any)	description	grass	grass	gravel	gravel	L/S	grass	grass	hedge	native	bark	grass	rock	wall	Varies	Varies	
Building Form																	
Height To:	Eave (E); Parapet Base (P). Note any height variations	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E	
Main Building (stories)	x	1	1	1	1	2	1	2	2	2	1.5	1.5	1	1.5	1	2	
To Eave or Parapet Base	x'	9.5	8	8	8	8	8	8	10	9	8	8	8	11	8	10	
To Ridge	x'	14	12	16	12	22	15	24	20	24	19	20	17	19	17	19.5	
Ancillary Building, Corner Lot (stories)	x	1	1								1	1	1	1	1	1	
To Eave or Parapet Base	x'	8	8	8	8	6					10	9	8	10	8	8	
To Ridge	x'	9.5	11	13	12	6.5					11	13		14	12	12	
Ground Floor Finish Level (From Sidewalk Level)	x'	0.5	0.75	1	1	-3	1	1	2		3	4	4	2	2	2	
Ground Floor Ceiling	x'	9	8	7	8		8	8	8	9	8	8	7	8	8	8	
Upper Floor(s) Ceiling	2: x'; 3-5: x'	14	11				8	10	9	8	8	8		8	8	8	
Footprint		1371	1044	2100	2225	1720	2100	2880	1400	1470	2160	1570	1840	3165	2100	2140	
Width	x'	29	30	35	40	40	35	32	40	42	36	38	26	45	36	36	
Depth	x'	39	30	35	40	40	60	90	35	35	35	35	40	65	40	52	
Depth, Ancillary Building	x'	12x20	12x12	25x35	25x25	10x12					45x20	12x20	20x40	12x20	20	20	
Footprint, Ancillary Building	x' by x'	240	144	875	625	120					900	240	800	240	712.5	240	
Lot Coverage (All Buildings on Lot)	x%	75		35	35	30	40	50		40		30	40	40	35	45	
Parking																	
Number of spaces																	
Off-street (total)	x	3	1	2	3	2	2	4	5	5	7	3	2	6	2	4.5	
Off-street covered	x	1	1	2	2	0	2	2	1	0	1	1	0	1	2	1	
On-street along lot edges	x	0	0	1	0	2	1	5	0	0	2	2	2	2	2	1	
Number of Residential Units	x	1	1	1	1	1	1	1	1	2	3	1	2	1	1	1	
Number of Lodging Rooms	x	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Miscellaneous																	
Parking Drive Width	x'	21	9	10	10	10	10	18	11	adj. to alley	11	10	9	10	10	14.5	
Shared Drive?	Yes (Y); No (N)	N	N	N	N	N	N	N	N	N	Y	N	N	N	N	N	
Character of Drive	desc.	gravel	gravel	conc.	gravel	conc	conc	conc.	conc.	paved	gravel	gravel	gravel	paved	Varies	Varies	
Parking Area Treatment	desc.	gravel	gravel	conc.	gravel	conc	conc	paved	conc.	paved	gravel	conc.	conc.	conc.	Varies	Varies	
Building Type																	
Building Type	Courtyard Building (C); Townhouse (TH); Fourplex (4); Triplex (3); Duplex (2); Single Unit House (1)	1	1	1	1	1	1	1	1	1	1 & 2	1	1	1	Single Unit House	Single Unit House	
Frontage Type																	
Frontage Type	Gallery (G); Arcade (Arc); Shopfront (Sh); Awning (Awn); Stoop (St); Forecourt (F); Terrace or Light Court (T); Porch and Yard (P)	St	P	P	St	Patio	St	P	St	P	P	P	St	P	Porch	Stoop/Porch	

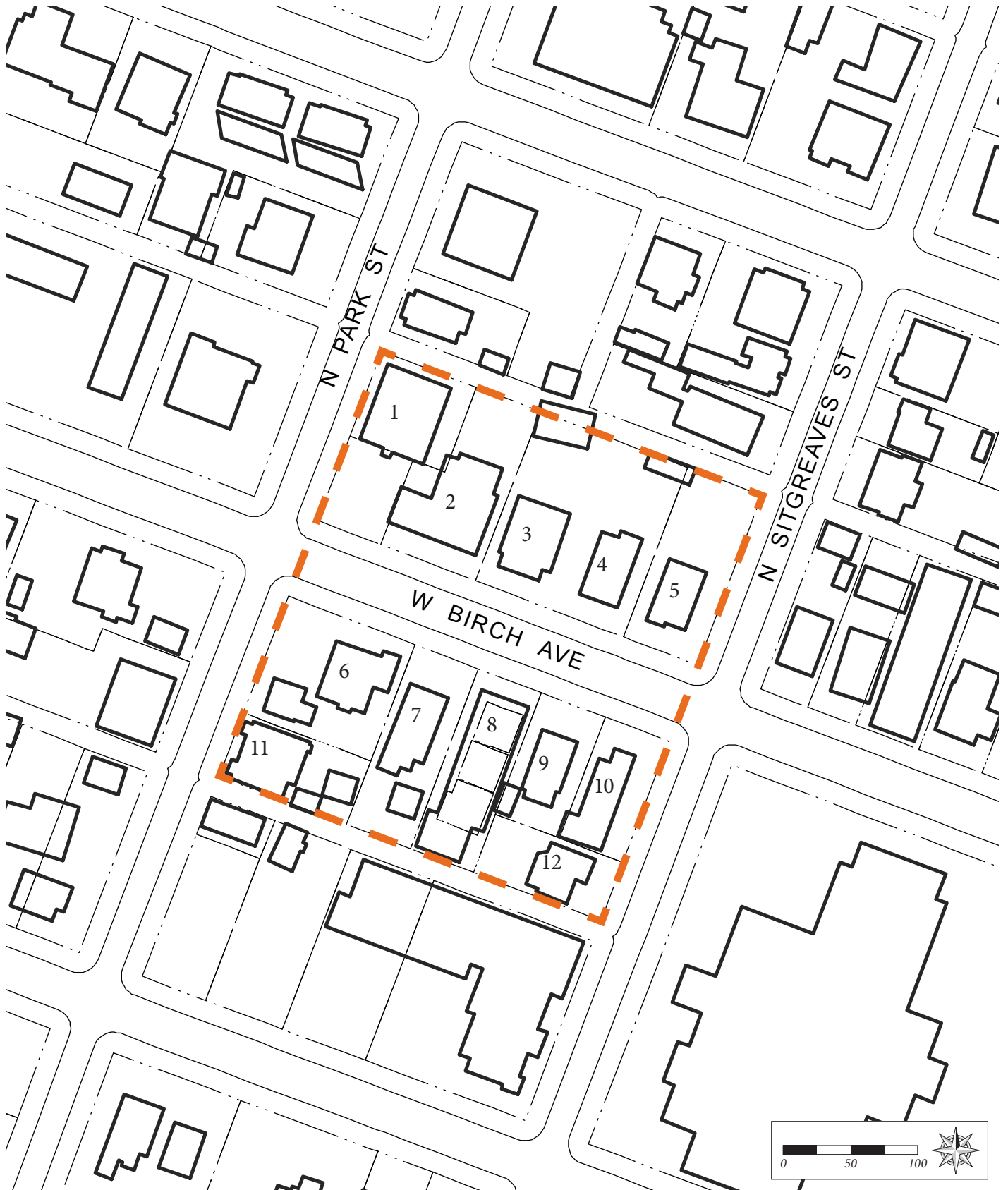
## T3-A: W. Birch Ave. between N. Aztec St. and N. Mogollon St.



# T3-A: W. Birch Ave. between N. Aztec St. and N. Mogollon St.

T3	Format															Block A	
		Lot 1	Lot 2	Lot 3	Lot 4	Lot 5	Lot 6	Lot 7	Lot 13	Lot 8	Lot 9	Lot 10	Lot 11	Lot 12	Typical Mid-block	Typical Corner	
Building Placement																	
Lot Size																	
Width	x'	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	
Depth	x'	134	134	134	134	134	134	92	100	92	142	142	140	140	134	134	
Square Footage	x sf	6700	6700	6700	6700	6700	6700	4600	5000	4600	7100	7100	7000	7000	6700	6700	
Distance From	ROW (R); Property Line (P); Sidewalk Edge (S); Curb (C)	R/P	R/P	R/P	R/P	R/P	R/P	R/P	R/P	R/P	R/P	R/P	R/P	R/P	R/P	R/P	
If it is a corner lot, where does the building face?	Primary Street (P); Secondary Street (S); Both (B)	P	P	P	P	P	P	S	P	P	P	P	P	P	P	P	
Front (Main Body of Building)	x'	20	20	15	23	25	25	15	25	20	20	19	15	17	20	18.5	
Side Street (Main Body of Building)	x'	12					15	10						14	—	13	
Left Side, Main Building	x'	12	20	4	12	12	10	8	8	15	20	12	20	9	12	9.5	
Right Side, Main Building	x'	8	6	6	10	12	15	12	12	6	6	6	4	11	6	11.5	
Left Side, Ancillary Building	x'		28	20	4	3	7				10	6	8		8	7	
Right Side, Ancillary Building	x'	8	3	5	4	18	3			22	6	27	18		12	5.5	
Rear, Main Building	x'						18		15	40	50	100	66	69	50	43.5	
Adjacent Use/Transect Level	(fill in Use or T-level)	T3	T3	T3	T3	T3	T3	T3	T3	T3	T3	T3	T3	T3	T3	T3	
Rear, Ancillary Building	x'	30	14	3	20	4	3		0	15	5	20	7		7	16.5	
Length of Building at Façade Line (BTL)																	
Front	x'	28	28	40	26	30	28	28	28	30	30	28	26	21	28	28	
Side Street, Main Building	x'	28					55	72						61	—	58	
Side Street, Ancillary Building	x'	22					24						24 alley	29	—	24	
Width of Building/Lot Width (%)																	
Front	x% (est.)	56	56	80	52	60	56	56	56	60	60	56	52	42	56	56	
Side Street	x% (est.)	29					80	75						65	—	70	
Miscellaneous																	
Number of Buildings on Lot	x	2	4	3	2	2	2	3	2	2	2	2	2	2	2	2	
Number of Main Buildings	x	1	1	1	1	1	1	1	1	1	2	1	1	1	1	1	
Number of Ancillary Buildings	x	1	3	2	1	1	1	2	1	1		1	1	1	1	1	
Distance between Main and Ancillary Buildings	x'	40	50	40	8	25	18	30		5	10	20	28	22	22.5	26	
Treatment between Building and Sidewalk (if any)	description	LS	LS	LS	LS	LS	LS	conc.	LS	grass	gravel	LS	LS	LS	Varies	Varies	
Building Form																	
Height To:	Eave (E); Parapet Base (P). Note any height variations	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E	
Main Building (stories)	x	1	1	1	1	1	2	1	2	2	1	1	1	2	1	1	
To Eave or Parapet Base	x'	10	9	9	12	12	12	9	18	15	12	8	8	18	12	10	
To Ridge	x'	16	13	14	16	20	20	12	22	3	18	14	16	25	14	—	
Ancillary Building, Corner Lot (stories)	x	1		1	2	1	1			1	2		2	1	—	1	
To Eave or Parapet Base	x'	4		8	28	9	8			12	24	8	15	7	—	8	
To Ridge	x'	12		14	35	15	12			14	35	12	23	13	—	12	
Ground Floor Finish Level (From Sidewalk Level)	x'	2	1.5	1.5	1	2	2	0.5	1	2		0.5	1.5	0.5	1.5	2	
Ground Floor Ceiling	x'	8	8	8	10	11	12	8	8	8	8	12	16	8	8	8	
Upper Floor(s) Ceiling	2: x'; 3-5: x'						10	8	8	12				8	8	8	
Footprint		896	840	1120	832	1020	1540	1540	1260	2250	1800	896	1690	1155	1120	1155	
Width	x'	28	28	40	26	30	28	28	28	30	30	28	26	21	28	28	
Depth	x'	32	30	28	32	34	55	55	45	75	60	32	65	55	34	55	
Depth, Ancillary Building	x'	20x18	24x20	28x24	42x34	28x24	42x40			12	25	20	30x24	25x20	20	20	
Footprint, Ancillary Building	x' by x'	360	480	672	1596	672	1440			120	750	300	720	500	672	672	
Lot Coverage (All Buildings on Lot)	x%	18	19	26	36	25	44	33	25	51	35	16	34	23	26	34	
Parking																	
Number of spaces																	
Off-street (total)	x	5	3	1	2	2	2	5	3	2	4	5	5	4	2	2	
Off-street covered	x	—	1	1	2	2	2	0	2		2	1	2	2	2	2	
On-street along lot edges	x	2			2	2	6	5	2	2	1	1	1	5	2	2	
Number of Residential Units	x	1	1	1	3	1	2	3	1	1	2	1	2	2	1	1	
Number of Lodging Rooms	x	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Miscellaneous																	
Parking Drive Width	x'		8	10	9	9	27	20	30	15	15	12	14	37	9	9	
Shared Drive?	Yes (Y); No (N)	N	N	N	Y	Y	N	Y	N	N	Y	Y	N	N	N	N	
Character of Drive	desc.	cinders	dirt	conc.	paved	paved	conc	conc.	conc.	gravel	gravel	conc.	gravel	dirt	Varies	Varies	
Parking Area Treatment	desc.	cinders	dirt	conc.	paved	paved	conc	conc.	conc.	gravel	gravel	conc.	gravel	dirt	Varies	Varies	
Building Type																	
Building Type	Courtyard Building (C); Townhouse (TH); Fourplex (4); Triplex (3); Duplex (2); Single Unit House (1)	1	1	1	1 & 2	1	1	1 & 1 & 1	1	1	1 & 1	1	1	1	Single Unit House	Single Unit House	
Frontage Type																	
Frontage Type	Gallery (G); Arcade (Arc); Shopfront (Sh); Awning (Awn); Stoop (St); Forecourt (F); Terrace or Light Court (T); Porch and Yard (P)	St	St	St	St	P	P	St	St	St	P	P	St	P	Stoop	Stoop	

## T3-B: W. Birch Ave. between N. Park St. and N. Sitgreaves St.





# T3-B: W. Birch Ave. between N. Park St. and N. Sitgreaves St.

T3	Format													Block B	
		Lot 1	Lot 2	Lot 3	Lot 4	Lot 5	Lot 6	Lot 7	Lot 8	Lot 9	Lot 10	Lot 11	Lot 12	Typical Mid-block	Typical Corner
Building Placement															
Lot Size															
Width	x'	50, 75	75	58	58	58	100	50	50	50	50	50	46	50	50
Depth	x'	134	134	134	134	134	92	142	142	96	96	100	100	134	134
Square Footage	x sf	8,375	8,375	7,772	7,772	7,772	9,200	7,100	7,100	4,800	4,800	5,000	4,600	6,700	6,700
Distance From	ROW (R); Property Line (P); Sidewalk Edge (S); Curb (C)	R/P	R/P	R/P	R/P	R/P	R/P	R/P	R/P	R/P	R/P	R/P	R/P	R/P	R/P
If it is a corner lot, where does the building face?	Primary Street (P); Secondary Street (S); Both (B)	S	P	P	P	P	P	P	P	P	P	P	P	P	P
Front (Main Body of Building)	x'	75	20	20	20	23	20	12	20	20	20	12	15	20	20
Side Street (Main Body of Building)	x'	12				17	50	17	12		15	4		—	15
Left Side, Main Building	x'	2	20	10	18	15	5	16	10	8		4	8	10	5
Right Side, Main Building	x'	20	8	12	15	17		1		12	8		6	10	18.5
Left Side, Ancillary Building	x'			13	35	1						22	20	21	1
Right Side, Ancillary Building	x'			9	0		16					15/0	16	16	16
Rear, Main Building	x'	16	59	62	65	70	32	25		26		46	40	46	32
Adjacent Use/Transect Level	(fill in Use or T-level)	T3	T3	T3	T3	T3	T3	T3	T3	T3	T3	T3	T3	T3	T3
Rear, Ancillary Building	x'												6	6	—
Length of Building at Façade Line (BTL)															
Front	x'	56	65	40	25	26	45	30	30	30	65			30	50.5
Side Street, Main Building	x'	56				43	40				65	42	30	—	49.5
Side Street, Ancillary Building	x'						24					21/21		21	24
Width of Building/Lot Width (%)															
Front	x% (est.)	75	62	60	43	43	30	52	60	50	52	60	65	60	43
Side Street	x% (est.)	50				23	32				81			—	41
Miscellaneous															
Number of Buildings on Lot	x	1	1	2	2	3	2	2	1	2	1	3	2	2	1.5
Number of Main Buildings	x	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Number of Ancillary Buildings	x			1	1	2	1	1		1		2	1	1	1
Distance between Main and Ancillary Buildings	x'			53	55	6		12		6		3 & 25	22	25	6
Treatment between Building and Sidewalk (if any)	description	DG	LS	grass	grass	DG	native	grass	garden	DG	grass	grass	grass	grass	DG
Building Form															
Height To:	Eave (E); Parapet Base (P). Note any height variations	E	E	E	E	E	E	E	E	E	E	E	E	E	E
Main Building (stories)	x	1	1.5	1.5	1.5	1.5	2	1	1	1	2	2.5	2	1.5	1.75
To Eave or Parapet Base	x'	9	9	9	9	9	10	8	8	10	11	10 & 16	16	9	9.5
To Ridge	x'	15	24	22	20	20	22	14	18	18	28	26	12	19	21
Ancillary Building, Corner Lot (stories)	x			1	1	1	1	1		1		1	1	1	1
To Eave or Parapet Base	x'			8	8	8	9	12		9		8	10	8.5	8.5
To Ridge	x'			10	10		16			16		12 & 14	16	12	16
Ground Floor Finish Level (From Sidewalk Level)	x'		1.5	1.5	1	1	3.5	8.5	8	3	2	2	2.5	2.25	2
Ground Floor Ceiling	x'	8 to 14	9	9	8	8	8			8	10	8	10	9	10
Upper Floor(s) Ceiling	2: x'; 3-5: x'		8	9	8	8	8				16	8	16	8	8
Footprint		2,900	4,550	2,230	1,590	1,410	3,225	2,560	4,070	1,764	1,958	960	2,575	2395	2429
Width	x'	50	65	40	30	30	50	30	37	30	33	24	45	33.5	30
Depth	x'	58	70	46	40	47	47	70	110	50	46	40	50	50	47
Depth, Ancillary Building	x'			13/30	13/30		25/35	20/23		12&22	20/22		17/19	20	25
Footprint, Ancillary Building	x' by x'			390	390		875	460		264	440		325	390	657.5
Lot Coverage (All Buildings on Lot)	x%	34	40	33	18	18	35	36	57	37	41	19	56	36.5	34.5
Parking															
Number of spaces															
Off-street (total)	x	8	42	2	2	4	4	2	3	2	2	4	2	2	4
Off-street covered	x		2				2	1	3	1	1	4	1	1	1.5
On-street along lot edges	x	4	2	2	1	6	4	3	1	1	4	2	2	2	4
Number of Residential Units	x		1	2	1	1	1	1	4			2	1	1	1
Number of Lodging Rooms	x	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Miscellaneous															
Parking Drive Width	x'	20	20	9	9	INF	14	6	10	16	16	21	3	9	16
Shared Drive?	Yes (Y); No (N)	N	N	Y	Y	N	N	N	Y	N	N	N	?	N	N
Character of Drive	desc.	conc.	conc.	conc.	conc.	gravel	conc.	dirt	conc.	pave	pave	gravel	dirt	Varies	Varies
Parking Area Treatment	desc.	conc.	conc.	conc.	conc.	dirt	conc.	dirt	conc.	pave	pave	dirt	pave	Varies	Varies
Building Type															
Building Type	Courtyard Building (C); Townhouse (TH); Fourplex (4); Triplex (3); Duplex (2); Single Unit House (1)		1	2	1	1	1	1	4	1 - converted house	1 - converted house	2	1	Varies	Varies
Frontage Type															
Frontage Type	Gallery (G); Arcade (Arc); Shopfront (Sh); Awning (Awn); Stoop (St); Forecourt (F); Terrace or Light Court (T); Porch and Yard (P)	F	P	P	P	P - enclosed	P	ST	Sidewalk Porch	P	P	P	ST	Porch	Porch

## T3-C: N. Leroux St. between Hunt Ave. and Fine Ave.



# T3-C: N. Leroux St. between Hunt Ave. and Fine Ave.

T3	Format														Block C	
		Lot 1	Lot 2	Lot 3	Lot 4	Lot 5	Lot 6	Lot 7	Lot 8	Lot 9	Lot 10	Lot 11	Bldg. 12***	Typical Mid-block	Typical Corner	
Building Placement																
Lot Size																
Width	x'	50	50	75	75	50	50	50	25	40	60	75		50	50	
Depth	x'	142	142	142	142	142	142	142	142	142	142	142		142	142	
Square Footage	x sf	7100	7100	10650	10650	7100	7100	7100	3550	5680	8520	10650		7100	7100	
Distance From	ROW (R); Property Line (P); Sidewalk Edge (S); Curb (C)	R/P	R/P	R/P	R/P	R/P	R/P	R/P	R/P	R/P	R/P	S (Leroux)	S (Fine)	R/P	R/P	
If it is a corner lot, where does the building face?	Primary Street (P); Secondary Street (S); Both (B)	P	P	P	P	P	P	P	P	P	P	P	S	P	P	
Front (Main Body of Building)	x'	25	22	22	25	33	12	12	65	15	18	18	15	22	21.5	
Side Street (Main Body of Building)	x'	0				4	10					15		—	7	
Left Side, Main Building	x'	6	15	10	12	4	12	10	6	3	4	20	106	10	9	
Right Side, Main Building	x'	0	15	18	16	11	10	10	3	15	19	15	3	15	10.5	
Left Side, Ancillary Building	x'	0	0		6	3	10	3		0	4	2	96	3	2.5	
Right Side, Ancillary Building	x'	0	40	0	69	12	12	30		1	26	50	28	28	12	
Rear, Main Building	x'	65	70	30	73	70	70	70	20	75	66	80	38	70	70	
Adjacent Use/Transect Level	(fill in Use or T-level)	T3	T3	Bus	T3	T3	T3	T3	T3	T3	T3	T3		T3	T3	
Rear, Ancillary Building	x'	0	25		0	0	5	25	2	0	17	25		9.5	5	
Length of Building at Façade Line (BTL)																
Front	x'	40	25	45	33	33	22	25	15	20	38	40		25	36.5	
Side Street, Main Building	x'	52				67	42					32		—	47	
Side Street, Ancillary Building	x'	12				26	12					25		—	18.5	
Width of Building/Lot Width (%)																
Front	x% (est.)	80	50	60	44	66	44	50	60	50	60	50		50	60	
Side Street	x% (est.)	45	47	60	45	65	38	49	63	53	53	81		53	55	
Miscellaneous																
Number of Buildings on Lot	x	3	3	1	2	3	4	2	1	2	2	4		2	3.5	
Number of Main Buildings	x	1	1	1	1	1	1	1	1	1	1	2		1	1	
Number of Ancillary Buildings	x	2	2	0	1	2	3	1	0	1	1	2		1	2	
Distance between Main and Ancillary Buildings	x'	50	25		59	50	40	32		40	28	5	8	50	45	
Treatment between Building and Sidewalk (if any)	description	grass	shrub	gravel	L/S	L/S	Conc	Conc	L/S	Grass	L/S	Grass	Grass	Varies	Varies	
Building Form																
4' chain link																
Height To:	Eave (E); Parapet Base (P). Note any height variations	E	E	E	E	E	E	E	E	E	E	E	E	E	E	
Main Building (stories)	x	1	1	2			1	1	2	1	2	2	1	1	1	
To Eave or Parapet Base	x'	8	8	24	10	10	10	10	16/12	7	18/12			10	10	
To Ridge	x'	24	26	32	22	20	18	16	23	16	20	23	14	22	21.5	
Ancillary Building, Corner Lot (stories)	x	1	1				1	1		1		1	1	1	1	
To Eave or Parapet Base	x'	10	10		7	10	8	10		7	14	8	8	10	8	
To Ridge	x'	16	16		10.5	16	12	18		12	25	12	12	16	8	
Ground Floor Finish Level (From Sidewalk Level)	x'	0	0	1	1.5	2.5	2	1	3	1.5	1	1.5	2	1	2	
Ground Floor Ceiling	x'	8	8	8	9	8	8	8	8	8	9	12	10	8	8	
Upper Floor(s) Ceiling	2: x'; 3-5: x'	0	0	8	8				7		8	8		8	8	
Footprint		2416	1360	3870	1936	3277	1066	2130	750	1456	2496	3666		1936	2846.5	
Width	x'	40	25	45	33	33	22	25	15	20	38	40	0	25	36.5	
Depth	x'	52	32	86	48	67	43	42	50	60	48	40	30	48	47.5	
Depth, Ancillary Building	x'	12	35		16	26	12	28		16	28	35X22	18X22	28	22	
Footprint, Ancillary Building	x' by x'	336	560		352	1066	120	1080		256	672	770	396	560	553	
Lot Coverage (All Buildings on Lot)	x%	34	19	36	15	46	19	33	92	20	21	35		21	34.5	
Parking																
Number of spaces																
Off-street (total)	x	1	2	6	3	5	0	2	1	2	4	7		2	3	
Off-street covered	x	1	1	4	0	2	0	0	1	0	2	2		1	1.5	
On-street along lot edges	x	6	2	2	3	3	5	2	1	1	2	7		2	5	
Number of Residential Units	x	1	1	0	1	1	1	2	1	1	2	2	2	1	1	
Number of Lodging Rooms	x	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Miscellaneous																
Parking Drive Width	x'	15	15	18	11	16	12	12	14	12	17	16	20	12	16	
Shared Drive?	Yes (Y); No (N)	N	Y	Y	N	N	N	N	N	N	N			N	N	
Character of Drive	desc.	Paved	Gravel	Paved	Rock	Gravel	Conc	Dirt	Gravel	Gravel	conc.	conc/grass		Varies	Varies	
Parking Area Treatment	desc.	Paved	Gravel	Paved	Gravel	Gravel	Conc	Dirt	Gravel	Gravel	conc.	conc.	conc.	Varies	Varies	
Building Type																
Building Type	Courtyard Building (C); Townhouse (TH); Fourplex (4); Triplex (3); Duplex (2); Single Unit House (1)	1	1	1+	1	1	1	1	1	1	1	1	1	Single Unit House	Single Unit House	
Frontage Type																
Frontage Type	Gallery (G); Arcade (Arc); Shopfront (Sh); Awning (Awn); Stoop (St); Forecourt (F); Terrace or Light Court (T); Porch and Yard (P)	Stoop	Porch	Stoop	Steps - open patio	Steps to porch	Stoop	Stoop	Porch	Porch	P	St	P	Stoop/Porch	Stoop/Porch	

## T3-D: N. Leroux St. between Columbus Ave. and Sullivan Ave.





# T3-D: N. Leroux St. between Columbus Ave. and Sullivan Ave.

T3		Format													Block D		
			Lot 1	Bldg 13	Lot 2	Lot 3	Lot 4	Lot 5	Lot 6	Lot 7	Bldg 12	Lot 8	Lot 9	Lot 10	Lot 11	Typical Mid-block	Typical Corner
<b>Building Placement</b>																	
<b>Lot Size</b>																	
Width	x'		50		50	50	50	50	50		75	75	50	50	50	50	50
Depth	x'		138		138	138	138	138	138		138	138	138	138	138	138	138
Square Footage	x sf		6900		6900	6900	6900	6900	6900		10350	10350	6900	6900	6900	6900	6900
Distance From	ROW (R); Property Line (P); Sidewalk Edge (S); Curb (C)		R	R	S	S	S	S	E-side =S S-side =C	S	S	S	S	S	S	S	S
If it is a corner lot, where does the building face?	Primary Street (P); Secondary Street (S); Both (B)		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Front (Main Body of Building)	x'		20	17	15	10	90	20	20	22	29	22	22	19	19	20	20
Side Street (Main Body of Building)	x'		22	19					20	20	20				21	20	20
Left Side, Main Building	x'		8	9	10	10	10	10	20	20	1	18	2	7	2	10	20
Right Side, Main Building	x'		10	3	5	8	5	5	5	11	6	20	12	18	2	8	5
Left Side, Ancillary Building	x'		8		5	2						0/4		7		-	-
Right Side, Ancillary Building	x'														21	-	-
Rear, Main Building	x'		17			15	30	30	20	19	5	55	55	57	57	-	-
Adjacent Use/Transect Level	(fill in Use or T-level)		T3	T3	T3	T3	T3	T3	T3	T3	T3	T3	T3	T3	T3	T3	T3
Rear, Ancillary Building	x'			10									35	20	20	-	-
<b>Length of Building at Façade Line (BTL)</b>																	
Front	x'		29	30	35	40	40	35	32	40	42	36	38	26	45	36	36
Side Street, Main Building	x'		39	28					100	25	43				67	-	-
Side Street, Ancillary Building	x'		11	18											12		-
<b>Width of Building/Lot Width (%)</b>																	
Front	x% (est.)		58		70	80	80	70	64		53		48	76	52	90	72
Side Street	x% (est.)																
<b>Miscellaneous</b>																	
Number of Buildings on Lot	x		2	2	2	2	2	1	1	1	1	3	2	2	2	2	2
Number of Main Buildings	x		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Number of Ancillary Buildings	x		1	1	1	1	1	0	0			2	1	1	1	1	1
Distance between Main and Ancillary Buildings	x'		9	5	30	10	35					12	4	25	25	-	-
Treatment between Building and Sidewalk (if any)	description		grass	grass	gravel	gravel	L/S	grass	grass	hedge	native	bark	grass	rock	wall	Varies	Varies
<b>Building Form</b>																	
Height To:	Eave (E); Parapet Base (P). Note any height variations		E	E	E	E	E	E	E	E	E	E	E	E	E	E	E
Main Building (stories)	x		1	1	1	1	2	1	2	2	2	1.5	1.5	1	1.5	1	2
To Eave or Parapet Base	x'		9.5	8	8	8	8	8	8	10	9	8	8	8	11	8	10
To Ridge	x'		14	12	16	12	22	15	24	20	24	19	20	17	19	17	19.5
Ancillary Building, Corner Lot (stories)	x		1	1								1	1	1	1	1	1
To Eave or Parapet Base	x'		8	8	8	8	6					10	9	8	10	8	8
To Ridge	x'		9.5	11	13	12	6.5					11	13		14	12	12
Ground Floor Finish Level (From Sidewalk Level)	x'		0.5	0.75	1	1	-3	1	1	2		3	4	4	2	2	2
Ground Floor Ceiling	x'		9	8	7	8		8	8	8	9	8	8	7	8	8	8
Upper Floor(s) Ceiling	2: x'; 3-5: x'		14	11					8	10	9	8	8		8	8	8
<b>Footprint</b>																	
			1371	1044	2100	2225	1720	2100	2880	1400	1470	2160	1570	1840	3165	2100	2140
Width	x'		29	30	35	40	40	35	32	40	42	36	38	26	45	36	36
Depth	x'		39	30	35	40	40	60	90	35	35	35	35	40	65	40	52
Depth, Ancillary Building	x'		12x20	12x12	25x35	25x25	10x12					45x20	12x20	20x40	12x20	20	20
Footprint, Ancillary Building	x' by x'		240	144	875	625	120					900	240	800	240	712.5	240
Lot Coverage (All Buildings on Lot)	x%		75		35	35	30	40	50	40		40	30	40	40	35	45
<b>Parking</b>																	
<b>Number of spaces</b>																	
Off-street (total)	x		3	1	2	3	2	2	4	5	5	7	3	2	6	2	4.5
Off-street covered	x		1	1	2	2	0	2	2	1	0	1	1	0	1	2	1
On-street along lot edges	x		0	0	1	0	2	1	5	0	0	2	2	2	2	2	1
Number of Residential Units	x		1	1	1	1	1	1	1	1	2	3	1	2	1	1	1
Number of Lodging Rooms	x		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Miscellaneous</b>																	
Parking Drive Width	x'		21	9	10	10	10	10	18	11	adj. to alley	11	10	9	10	10	14.5
Shared Drive?	Yes (Y); No (N)		N	N	N	N	N	N	N	N	N	Y	N	N	N	N	N
Character of Drive	desc.		gravel	gravel	conc.	gravel	conc	conc	conc.	conc	paved	gravel	gravel	gravel	paved	Varies	Varies
Parking Area Treatment	desc.		gravel	gravel	conc.	gravel	conc	conc	paved	conc.	paved	gravel	conc.	conc.	conc.	Varies	Varies
<b>Building Type</b>																	
Building Type	Courtyard Building (C); Townhouse (TH); Fourplex (4); Triplex (3); Duplex (2); Single Unit House (1)		1	1	1	1	1	1	1	1	1	1 & 2	1	1	1	Single Unit House	Single Unit House
<b>Frontage Type</b>																	
Frontage Type	Gallery (G); Arcade (Aro); Shopfront (Sh); Awning (Awn); Stoop (St); Forecourt (F); Terrace or Light Court (T); Porch and Yard (P)		St	P	P	St	Patio	St	P	St	P	P	P	St	P	Porch	Stoop/Porch

**T6: Block defined by N. Leroux St., Route 66, N. San Francisco St. and E. Aspen Ave.**



# T6: Block defined by N. Leroux St., Route 66, N. San Francisco St. and E. Aspen Ave.

Downtown Block	Format	Bldg. 1	Bldg. 2	Bldg. 3	Bldg. 4	Bldg. 5	Bldg. 6	Bldg. 7	Bldg. 8	Bldg. 9	Bldg. 10	Bldg. 11/12	Bldg. 13	Bldg. 14	Bldg. 15	Bldg. 16	Bldg. 17	Lot 18	Typical Mid-block	Typical Corner		
<b>Instructions:</b> Left and right are when standing in the street facing the front of the building. <input type="checkbox"/> Fill in before site visit																						
<b>Building Placement</b>																						
<b>Lot Size</b>																						
Width	x'	25	115	142	25	50	54	25	25	25	75	50	25	25	50	Located on same parcel as Bldg. 2				50	37.5	
Depth	x'	50	100	75	142	142	25	82	136	136	136	136	136	136	136					136	78.5	
Square Footage	x sf	1,250	11,500	10,650	3,550	7,100	1,350	2,050	3,400	3,400	10,200	6,800	3,400	3,400	6,800					0	3550	4425
Distance From	ROW (R); Property Line (P); Sidewalk Edge (S); Curb (C)	R/P	R/P	R/P	R/P	R/P	R/P	R/P	R/P	R/P	R/P	R/P	R/P	R/P	R/P	R/P	R/P	R/P		R/P	R/P	
Location of lot	Mid-block (M); Corner (C)	C	M	C	M	M	M	C	M	M	C	C	M	M	C	M	M		-	-		
If it is a corner lot, where does the building face?	Primary Street (P); Secondary Street (S); Both (B)	P		P				P			P	P			S				P	P		
Front (Main Body of Building)	x'	26	125	142	25	50	54	25	25	25	50	42	25	25	50	25	25					
Side Street (Main Body of Building)	x'	50		75				82							136							
Left Side, Main Building	x'	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		0	0		
Right Side, Main Building	x'	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		0	0		
Left Side, Ancillary Building	x'																					
Right Side, Ancillary Building	x'																					
Rear, Main Building	x'	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		0	0		
Adjacent Use/Transect Level	(fill in Use or T-level)	T6	T6	T6	T6	T6	T6	T6	T6	T6	T6	T6	T6	T6	T6	T6	T6		T6	T6		
Rear, Ancillary Building	x'																					
<b>Length of Building at Façade Line (BTL)</b>																						
Front	x'	26	125	142	25	50	54	25	25	25	50	42	25	25	50	25	25		50	25		
Side Street, Main Building	x'	50		75				82							136					75		
Side Street, Ancillary Building	x'																					
<b>Width of Building/Lot Width (%)</b>																						
Front	x% (est.)	100	100	100	100	100		100	100	100	100	75	100	100	100	100	100		100	100		
Side Street	x% (est.)	100		100				100				100			100				-	100		
<b>Miscellaneous</b>																						
Number of Buildings on Lot	x	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	0	1	1		
Number of Main Buildings	x	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	0	1	1		
Number of Ancillary Buildings	x	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
Distance between Main and Ancillary Buildings	x'																					
Sidewalk Edge Treatment where There is Not a Building	description	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	asphalt	-	-		
Treatment between Building and Sidewalk (if any)	description	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	asphalt	-	-		
<b>Building Form</b>																						
Height To:	Eave (E); Parapet Base (P); Note any height variations	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P					
Main Building (stories)	x	2	2	1	3	2	1	1	1	1	1	1	1	1	1	1	1		1	1		
To Eave or Parapet Base	x'	28	28	18-22	16	35	20	20	18	18	20	18	20	20	20	20	16	16	20	20		
To Ridge	x'																					
Ground Floor Finish Level (From Sidewalk Level)	x"	0	0	0	0	0.5	0	0	0	0	0	0 to 2	0	1	1.5	0.5	0.5		0	0		
Ground Floor Ceiling	x'	14	14	14	14	16	16	16	12	12	12 to 18	14	16	14	16	14	14		14	14		
Upper Floor(s) Ceiling	2' x'; 3'-5' x'	10	10		14	12													10	10		
<b>Footprint</b>																						
Width	x'	25	125	142	25	50	54	25	25	25	75	42	25	25	50	25	25		25	33.5		
Depth	x'	50	120	75	142	142	25	82	136	136	136	136	106	114	136	52	52		128	78.5		
Depth, Ancillary Building	x'																					
Footprint, Ancillary Building	x' by x'																					
Lot Coverage (All Buildings on Lot)	x%	100	80	90	100	100	100	100	100	100	75	65	78	84	100	100	100		100	95		
Depth, Ground-floor Commercial Space	x'	50	112-120	74	142	142	25	82	136	136	136	136	106	114	136	52	52		136	78		
Depth, Ground-floor Residential Space	x'																					
<b>Parking</b>																						
<b>Number of spaces</b>																						
Off-street (total)	x	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12	0	0		
Off-street covered	x	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		0	0		
On-street along lot edges	x	2	4	5	1	1	1	3	1	1	3	3	1	1	4	2	1		1	3		
Number of Residential Units	x	1	4										0	0	0	0	0					
Number of Lodging Rooms	x	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		0	0		
<b>Square Footage of Non-residential Uses</b>																						
Ground Floor	x sf	1,250	6,500	10,650	3,550	7,100	1,350	2,050	3,400	3,400	10,200	5,712	2,650	2,850	6,800	1,300	1,300		3,550	3,881		
Upper Floor(s)	x sf												0	0	0	0	0					
<b>Use Type(s)</b>																						
Ground Floor	Residential (Res); Retail (Ret); Svcs: Bus/Fin/Pro (SB); Svcs: Other (SO); Rec/Educ/Assem. (E); Trans/Comm/Infr. (T)	Ret.	Ret.	Ret.	Ret.	Ret.	Ret.	Ret.	Ret.	Ret.	Ret.	Ret.	Ret.	Ret.	Ret.	Ret.	Ret.		Ret.	Ret.		
Upper Floor(s)	Residential (Res); Retail (Ret); Svcs: Bus/Fin/Pro (SB); Svcs: Other (SO); Rec/Educ/Assem. (E); Trans/Comm/Infr. (T)	Res.	Res / SB		SB	SB													SB	Res.		
<b>Frontage Type</b>																						
Frontage Type	Gallery (G); Arcade (Arc); Shopfront (Sh); Awning (Awn); Scoop (St); Forecourt (F); Terrace or Light Court (T); Porch and Yard (P);	Sh (Corner entry)	Sh	Sh	Sh	Sh	Sh	Sh (Corner entry)	Sh	G	Sh	Sh	Sh	Sh	Sh (Corner entry)	Sh	Sh		Sh	Sh		
<b>Other Allowed Encroachments</b>																						
Other Encroachment Types	Balconies (BAL); Bay Windows (BW); Awning (AW)					AW	AW	AW				AW		LS	AW				AW	AW		
Typical Front Encroachment	x'					7	3	2				3		7.5x25	3				7	3		
Typical Side Street Encroachment	x'														AW							
Typical Side Encroachment	x'														3							
Typical Rear Encroachment	x'																					

# T6: Block defined by N. Leroux St., Route 66, N. San Francisco St. and E. Aspen Ave.

